

WEST WINDSOR PLANNING COMMISSION

Draft Minutes

June 7, 2017

Members Present: Al Keiller, Barbara Truex, Matt Kantola, Deb Shearer (Zoning Administrator)

1. Call to Order: Chair Al Keiller called the meeting to order at 6:32 PM.
2. Changes or Additions: None
3. Public Comment: None
4. Unified Regulations: discussions from hearing of 4/27
 - Flood Hazard Area Regulations: The PC decided to define small accessory structure as a structure 800 square feet or less. That language will be reflected in the proposed document.
 - 1.7(C) Clarifying residential-scale solar panels (ground or roof mounted) are exempt as “power generation facilities” to be reflected the the document:

Residential-scale solar panels (ground or roof mounted), power generation and transmission facilities which are regulated under 30 V.S.A. §248 by the Vermont Public Service Board. Such facilities, however, should conform to policies and objectives specified for such development in the Town Plan.

- 3.17 Should section 3.17 (Open Storage of Junk and Vehicles) be deleted? After discussion the PC unanimously decided not to delete this section.
- PC unanimously decided “Certificate of Occupancy” will be issued for all applicable structures under 24 V.S.A. §4449(a)(2)
- 4.2 Ponds Add language to clarify “pond” can be considered a “structure”. Language: The creation or expansion of ponds and other impoundments may be permitted as an accessory use **or structure** upon application and receipt of a zoning permit in accordance with Sections 6.2 and 6.3
- 2.8 Clarify • Table 2.1 (p. 12) and section 2.8 (p. 17) Recreational/Conservation PUD District is a 30-acre Conservation district unless and until a PUD is applied for and granted. Clarification language: PUD’s who’s master plan is deemed in accordance with the goals of the Recreation and Economic Development chapters of the town plan district and demonstrates a demonstrable contribution to the recreational development shall be allowed to develop up to 1 unit per every 5 acres. For development that does not further the town’s recreational goals one unit per 30 acres will be allowed.

- Dimensional tables will be added to each individual zoning district to make the booklet more user friendly. Table 2.1 shall reflect the PUD development allowance of a maximum of 1 unit per 5 acres.
- Bruce Boedtke questioned if the time has come to eliminate the Recreational/ Conservation PUD District altogether and zone it as Conservation. The PC concluded that no change was appropriate at this time.
- Dept. of Agriculture has adopted new regulations in December. West Windsor's regulations will be updated where appropriate to reflect current regulations.

PC will review language changes table additions of final draft and pass onto selectboard.

5. Update on Certificate of Occupancy Backlog: Tom Kenyon was not present to report, Al will check in with him and will report at next meeting.
6. Approve minutes of March 23, 2017 and April 27, 2016: The draft minutes of April 27th were changed to reflect Matt Kantola was present, and both March 23 and April 27th were approved.
7. Adjourn: Next meeting date: August 3, 2017 at 6:30pm

Respectfully submitted,

Deb Shearer